



## City of National City Planning Department

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ROGER G. POST - DIRECTOR

March 5, 2009

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
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HOUSING POLICY  
DEVELOPMENT, HCD  
MAR 11 2009

To: Division of Housing Policy Development

RE: General Plan Annual Progress Report 2008

On March 3, 2009, the City Council of the City of National City accepted and filed the General Plan Annual Progress Report for calendar year 2008. In accordance with Government Code Section 65400, the City of National City hereby submits the attached copy of the report to the Department of Housing and Community Development. A copy of the report has also been transmitted to the Governor's Office of Planning and Research as well as the San Diego Association of Governments.

If you have any questions regarding the report, please contact me at (619) 336-4310.

Sincerely,

ROGER G. POST  
Planning Director

Attachment: Annual Progress Report 2008



**NATIONAL CITY GENERAL PLAN  
ANNUAL PROGRESS REPORT 2008**

**PRESENTED TO CITY COUNCIL  
MARCH 3, 2009**

## INTRODUCTION

Government Code Section 65400 mandates that general law cities and all counties submit an annual progress report on the implementation of their general plans to the local legislative body. The report explains how major land use decisions and other actions relate to the goals, policies, and implementation measures of the general plan.

Once the City Council has accepted the report, a copy must be submitted to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. Providing the report to HCD fulfills state housing law requirements to report certain housing information, including the progress in meeting the City's share of the regional housing need. Furthermore, submitting an annual report to the state ensures that the City remains eligible to apply for and receive certain grants and other funding sources that are tied to the filing of the report. The report is also submitted to SANDAG to qualify for certain funds administered by that agency.

The report consists of two parts. Part I addresses the housing element in a table format provided by HCD. Part II addresses the other General Plan elements in a format based on OPR guidance; this part of the report lists major planning activities, developments, and other actions and the General Plan policies implemented.

**GENERAL PLAN  
ANNUAL PROGRESS REPORT**

**PART I**

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Table C:	Housing Element Program Implementation Status

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction	City of National City
Reporting Period	1-Jan-08 - 31-Dec-08

Table A

Annual Building Activity Report  
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information											Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
Pacific View Estates	SF	O		5			5	HOME				
(9) Total of Above Moderate from Table A2							227					
(10) Total by income units (Field 5) Table A				5			232					

Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.

ANNUAL ELEMENT PROGRESS REPORT  
*Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	City of National City
Reporting Period	1-Jan-08 - 31-Dec-08

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	17	7	203	0	0	227



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of National City  
 Reporting Period 1-Jan-08 - 31-Dec-08

Table B  
 Regional Housing Needs Allocation Progress  
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2005	2006	2007	2008	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	0	60	0	0						60	-42
	Non-deed restricted	0	0	0	0							
Low	Deed Restricted	0	20	0	0						20	19
	Non-deed restricted	0	0	0	5						5	
Moderate	Deed Restricted	0	0	0	0							60
	Non-deed restricted	0	0	170	0						170	
Above Moderate		156	47	73	227						503	-301
Total RHNA by COG. Enter allocation number.		319										
Total Units		156	127	243	232						758	-264
Remaining Need for RHNA Period												

\*Reporting period reflects corrections to previous years: 2005, 2006, and 2007.

# ANNUAL HOUSING ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

**Jurisdiction** City of National City  
**Reporting Period** January 1, 2008 – December 31, 2008

**Table C**  
**2008 Housing Element Program Implementation Status**

Program	Objective	Schedule	Status
1. Rental Unit Rehabilitation Program	Provide assistance to rehabilitate 50 rental units over the five-year period	Ongoing	The City funded loans to Casa Familiar to acquire and rehabilitate 18 rental units.
2. Ownership Housing Rehabilitation	Non-Repayable Lead Based Paint Grants: inspect 600 homes Paint Programs (all): 200 homes	Complete by end of planning cycle	The City inspected 446 units during the life of the Lead Abatement Grant. The paint program was not funded due to other funding priorities.
3. Code Enforcement	The City will abate approximately 1,300 cases during this planning cycle	Ongoing	Code Enforcement had approximately 1,360 cases/inspections. Approximately 620 were abated in 2008.
4. Housing Inspection Program	Inspect approximately 4,000 units, achieving closure in 90 percent of cases	Annually scheduled	The City inspected 498 units in 2008.
5. Christmas in July Community Volunteer Program	Support rehabilitation/repair of 75 houses or 15 houses annually	Annually	Christmas in July rehabilitated/repared 12 housing units in 2008.
6. Apartment Management	Pursue 100 percent enforcement requiring on-site management in complexes of nine or more units	Ongoing Housing Assistance	This requirement is addressed as projects are inspected through various programs such as Healthy Homes and other housing and code enforcement efforts.
7. Lead Hazard Control Program	410 units	Ongoing	A total of 126 units were mitigated during the lifetime of the grant. The grant was closed out as of March 31, 2008.
8. Tool Loan Program	Lend tools as needed, based on demand	Ongoing	Christmas in July has been unable to implement the program to date.
9. Healthy Homes Demonstration Program	Inspect 480 homes, repair/rehab 165 homes	Ongoing	A total of 179 units were inspected and 20 repaired in 2008.

**Table C**  
(Continued)

Program	Objective	Schedule	Status
10. MAAC/SDGE Weatherproofing Program	Assist 35 households in weatherproofing their homes	Ongoing	Approximately 60 units were weatherproofed in 2008.
11. Preserve Affordable Units at Risk of Converting to Market Rate	<p>Conserve the affordability of 614 rental housing units at risk of converting to market rate housing by:</p> <p>Monitoring the status of Granger Apartments, Inter City Manor, and Plaza Manor;</p> <p>Identifying nonprofit organizations as potential purchasers/managers of at-risk housing units;</p> <p>Exploring funding sources available to preserve the affordability of at risk projects, or to construct replacement units; and/or</p> <p>Assisting tenants to apply for priority status on the Section 8 voucher/certificate programs should a conversion takes place</p>	<p>Section 8 contracts are subject to annual or short-term renewals. The Community Development Commission will annually review the status of the Section 8 contracts</p>	<p>The City continued to monitor affordable units at risk of converting to market rate. The City is continuing discussions with National City Apartments to preserve units at risk.</p>
12. Housing Choice Voucher (Section 8) Rental Assistance Program	Continue to provide 300 units of Section 8 project-based affordable housing at Morgan-Kimball Towers, maintain the level of tenant-based Section 8 assistance and continue tenant-based assistance to approximately 1,044 households	Ongoing	The City continued to provide Section 8 rental assistance, at the same levels, throughout 2008.
13. Reasonable Accommodations for Persons with Disabilities	Adopt procedure within one year of certification of Housing Element	Ongoing	The City expects to adopt procedures during the housing element planning cycle.
14. Flexible Development Standards in Selected Neighborhoods	Allow flexibility in certain neighborhoods to facilitate the development of quality housing and improve the character of the neighborhoods	Complete the study with recommended regulatory incentives by June 2008 and revise the Land Use Code by December 2008	The City initiated the environmental review process for the Westside Specific Plan, which is expected to be adopted in 2009.
15. Relocation of Displaced Tenants	Give high priority in assisting tenant households that are displaced from their homes due to code enforcement issues	Ongoing	The City continued to give high priority to relocate tenants displaced due to code enforcement issues.

**Table C**  
(Continued)

Program	Objective	Schedule	Status
16. Housing Stock Condition	Estimate the number of dwelling units in need of repair or replacement to focus housing rehabilitation and replacement efforts toward those areas in highest need	Initial survey completed within 12 months; ongoing update	The City expects to conduct a survey during the planning cycle as resources allow.
17. Clean-up Events	20 events	Four events annually	Seven clean up events have taken place.
18. Implement Specific Plans	Fulfill RHNA goals for National City by implementing the Downtown and Westside (Old Town) Specific Plans to accommodate the production of affordable housing	Ongoing until build out of the specific plan area	Within the Downtown Specific Plan, construction started on 61 condominium units, 75 condominiums units were near completion, and 170 hotel suites were converted to condominium units.  The environmental review process was initiated for the Westside Specific Plan, which is expected to be adopted in 2009.
19. Provide Residential Development Informational Material to Developers	Maintain, enhance and create informational material regarding residential development to developers on an ongoing and as-needed basis	Ongoing in response to development proposals	The City continuously maintains current development information materials and provides these to developers in response to development proposals.
20. GIS Database	Maintain and keep the GIS database current in order to provide specific development information to market infill housing development to interested developers	Ongoing in response to development proposals	The SANDAG Series 12 land use inventory was completed, and an updated General Plan/Zoning Map was near completion in 2008.
21. Community Housing Development Organizations (CHDOs)	Identify and provide funding to CHDOs in order to pursue additional affordable housing projects. Provide funding to support CHDOs in building administrative capacity	Allocate HOME funds for CHDO activities annually through the Consolidated Planning process	Funds have been allocated to two CHDOs for the acquisition, rehabilitation, or development of three projects.

**Table C**  
(Continued)

Program	Objective	Schedule	Status
22. New Construction of Affordable Housing	Assist in the production of at least 117 new affordable housing units between 2005 and 2010, including nine extremely low income units, nine very low income units, 39 low income units, and 60 moderate income units. These minimum objectives reflect the City's remaining regional housing allocation for these income groups with the addition of the extremely low income category to meet new State law [§65583(a)(1)]	Allocate HOME funds annually through the Consolidated Planning process. Allocate Set-Aside funds through the five-year Redevelopment Implementation Planning process	Plaza City Apartments – 60 very low income and 20 low income rental housing units for seniors. Habitat for Humanity (G Avenue) – 8 Low income for sale units. Habitat for Humanity (Harding) – 3 low income for sale units. Pacific View Estates (Fig Court) – 5 Lower income for sale units.
23. Promote Assistance Programs for Construction of Affordable Housing	Annually conduct an outreach program to the development community to ensure awareness of available housing programs	Annually through the Housing Element cycle	The City continued to be actively engaged with affordable housing developers. The City has not needed to promote these programs because of the industry's awareness of the programs.
24. Update Density Bonus and Second Unit Provisions of the Land Use Code	Comply with State law on density bonuses	Adopt updated density bonus and second unit provisions by June 2008	An amendment to the City's Density Bonus ordinance was in progress.
25. Communicate Production Priorities to Prospective Developers	Specific actions over the next five years may include: National City Facts to be updated every year Prepare reports of building activity when requested by developers Regularly purchase Assessor parcel data that is integrated into City GIS system for vacant properties Presentations to Chamber of Commerce, neighborhood councils, port tenants, business improvement districts, etc. Regularly participate in meetings of local planning, developer, and business organizations	Ongoing, in response to development proposals and inquiries	An RFQ was issued for an affordable housing project for 300-360 units on a 14 acre site in the Westside Specific Plan area. National City Facts was updated in 2008. The City updated parcel data as needed to maintain accurate information. The City completed a GIS inventory of vacant and infill sites for SANDAG growth projections. The City made presentations to community groups, businesses, and other entities as requested.

**Table C**  
**(Continued)**

Program	Objective	Schedule	Status
26. Implementation of Housing Element Annual Report	The City will submit annual Housing Element Report to the California Department of Housing and Community Development to ensure local emphasis in meeting the goals of the Housing Element and propose policy changes to correct non-achievement, if necessary	Annually, 2005-2010	The City submitted the 2007 General Plan Annual Progress Report to HCD, OPR, and SANDAG.
27. Implementation Design Guidelines	Improve quality of design in construction through continued implementation of the Design Guidelines	Ongoing basis as development is proposed	The City continued to implement the guidelines on a project by project basis and encouraged developers to incorporate quality design in their projects.
28. Initiate an Amendment of the Land Use Code for Multi-Family Residential Development	Adopt an amendment of the Land Use Code to allow for administrative review of multi-family development applications	Within 12 months of adoption of the Housing Element	The City expects to amend the code during the housing element planning cycle.
29. Initiate an Amendment of the Land Use Code to Allow Homeless Shelters, Emergency Shelters, and Transitional Housing	Adopt an amendment of the Land Use Code to allow for administrative review of emergency shelters and to treat transitional housing similarly to other residential dwellings	Within 12 months of adoption of the Housing Element	The City expects to amend the code during the housing element planning cycle.
30. Compliance with Fair Housing Requirements of Community Development Block Grant (CDBG) and HOME Programs	Continue to implement actions to address fair housing issues through the CDBG and HOME-funded activities	Develop actions annually to be undertaken to address fair housing impediments identified in the AI as part of the annual Consolidated Action Plan process	The annual Consolidated Action Plan was adopted in 2008.
31. Continue Cooperation and Support of Fair Housing Counseling and Enforcement Organizations	Continue to implement open, fair housing practices and sufficient resources are made available to assure informed housing consumers and suppliers	Annually evaluate the services provided by the fair housing counseling and enforcement organizations to ensure services are provided, and revise contracts where appropriate	The City conducted its annual review and funding process for service providers with public hearings and adoption of contract agreements.
32. Fair Housing Training	In new projects with 10 units or more require the training of staff in Fair Housing administration	Ongoing on a project-by-project basis when needed	The City required property manager compliance through contract agreements and training through the Fair Housing Council of San Diego.
33. Update Land Use Code	Remove definition of "family" from zoning code	Within 12 months of adoption of the Housing Element	The City expects to amend the code during the housing element planning cycle.

**Table C**  
(Continued)

Program	Objective	Schedule	Status
34. State Energy Conservation Standards Achievement	Achieve State energy conservation standards for housing	Ongoing as part of the Building Permit process	Building plans were reviewed per the current California Energy Standards Codes.
35. Incentives for Energy Efficient Development	Reduce energy use per capita in new and rehabilitated housing	Develop incentives and adopt as part of the Land Use Code by June 2008	Building plans were reviewed per the current California Energy Standards Codes.
36. Solar Access Standards	Reduce energy use per capita in new housing	Revise the City's Design Guidelines to include solar access standards by June 2008	Building plans were reviewed per the current California Energy Standards Codes.
37. Green Building Program	Reduce the effects of global warming	Revise the City's Design Guidelines to include Green Building Standards by December 2008	Building plans were reviewed per the current California Energy Standards Codes.

**GENERAL PLAN  
ANNUAL PROGRESS REPORT**

**PART II**



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37. National City Week
38. Parks Facilities Remodeling and Renovation Project

1. Pier 32 Marina – The construction of the 245-slip marina was completed in 2008.

General Plan Policies Implemented:

- The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)
- A marina and commercial recreation area will be established adjacent to the Paradise Marsh/Sweetwater Flood Channel outlet, in accordance with the Local Coastal Plan. (V.G.)
- The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)

2. Aquatic Center – The project was in building permit plan check, and lease negotiations with the Unified Port District continued.

General Plan Policies Implemented:

- A marina and commercial recreation area will be established adjacent to the Paradise Marsh/Sweetwater Flood Channel outlet, in accordance with the Local Coastal Plan. (V.G.)
- The City will promote development of regional recreation and open space resources which will benefit National City residents, with special emphasis on the Coastal Zone and the Sweetwater River. (VI.F.)
- The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)
- Seek implementation of Local Coastal Plan recommendations for recreation related facilities in the City's Coastal Zone, and for improved bayfront public access. (VI.8.)

3. Marina Gateway Hotel – The construction of the 173 room hotel and commercial buildings commenced in 2008 with completion estimated in July 2009. Restaurant building plans were reviewed in late 2008 with construction planned for early 2009.

General Plan Policies Implemented:

- The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)
- Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)
- The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)

4. Marina Gateway – Planning efforts to introduce additional tourist commercial uses to the area continued with developer negotiations under agreements and due diligence activities.

General Plan Policies Implemented:

- The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)
- The City will coordinate with the Community Development Commission and Coastal Commission to plan for a wider variety of uses within the Harbor District as redevelopment proposals are formulated. (II.L.)
- Encourage the preparation and implementation of specific plans to guide development in areas that have particular importance due to their location, characteristics, or potential for new development. (II. 4)
- Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)

5. Bay Marina Drive Improvement Project – Roadway widening and streetscape improvement plans were prepared in late 2008. Bid documents were released in December 2008 with estimated completion June 2009.

General Plan Policies Implemented:

- Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)

6. Westside Specific Plan – Preparation of the Environmental Impact Report started in the summer of 2008 with estimated completion in April 2009. The draft Specific Plan will be available for public review in February 2009.

General Plan Policies Implemented:

- Encourage the preparation and implementation of specific plans to guide development in areas that have particular importance due to their location, characteristics, or potential for new development. (II.4.)
- The City should encourage and participate in efforts to remove or relocate uses that are incompatible with surrounding properties. (II.8)
- Consider options to relocate or buffer the western portion of the Public Works yard used for temporary storage. (VI.67.)

7. Amortization Ordinance – An inventory of businesses was completed and a point schedule was established to rank these in order of amortization priority. Implementation would begin after the adoption of the Westside Specific Plan.

General Plan Policies Implemented:

- Where feasible, the City will encourage the conversion or relocation of nonconforming, higher intensity uses in order to improve the quality of neighborhoods and business districts. (II.E.)
- The City should encourage and participate in efforts to remove or relocate uses that are incompatible with surrounding properties. (II.8)
- Consider program actions to relocate existing businesses from areas where they may be determined incompatible with existing residential use. (V.22.)

8. ULI Land Use Study – The City conducted planning and design charrettes and workshops with the Westside community to develop a conceptual transit-oriented development project with an affordable housing component.

General Plan Policies Implemented:

- Consider adoption of procedures to encourage neighborhood-focused planning in order to improve participation of all residents. (II.1.)
- Establish priorities and encourage requests for neighborhood plans addressing commercial and multi-family-zoned residential areas. (II.2.)
- Encourage the preparation and implementation of specific plans to guide development in areas that have particular importance due to their location, characteristics, or potential for new development. (II.4.)
- The City will encourage greater citizen input into the planning process, involving residents from all ethnic groups. (II.AA.)

9. Downtown Specific Plan – Harbor View Condos consisting of 75 residential units and 13,000 square feet of retail commercial space was near completion at the end of 2008. The Bayview Tower condominium conversion (170 residential units and retail space) was completed in 2008. The construction of Centro Condominiums consisting of 61 residential units was started in 2008.

General Plan Policies Implemented:

- The Downtown shall be reinforced as the City's heart, civic center, and commercial hub. (II.A)
- Continue Redevelopment activities in the area at National City Boulevard & 8th Street (downtown) and elsewhere in the City, where public involvement is deemed necessary to stimulate private investment. (II.7)

10. Neighborhood Councils – The seven Neighborhood Councils held monthly public meetings and quarterly breakfasts to facilitate citizen participation in planning and other issues at the neighborhood level and community-wide.

General Plan Policies Implemented:

- The City will encourage greater citizen input into the planning process, involving residents from all ethnic groups. (II.AA)

11. Design Guidelines – The City continued to apply the guidelines to new development and redevelopment.

General Plan Policies Implemented:

- The City will maintain requirements for architectural and site design control on new development to ensure efficient use of land as well as compatibility among different uses and properties, and to help strengthen business areas and neighborhoods. Administration of adopted Design Guidelines and project review procedures will continue to recognize reasonable cost considerations for owners in design requirements and procedures. (II.V.)
- Design review procedures will be continued within existing Redevelopment Project Areas. (II.W.)

12. Plaza Bonita Expansion – Construction was completed in 2008 for the addition of retail and restaurant space including Target, El Torito, Borders Books, a 14-screen AMC Theater, and a 3-story parking garage.

General Plan Policies Implemented:

- The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)
- Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)

13. Costco Project – Costco withdrew their construction plans. The City is marketing the site for other potential retail tenants.

General Plan Policies Implemented:

- The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B)
- The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)
- Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)

14. PSI Site – City Council initiated a general plan amendment, a zone change, and a Local Coastal Program amendment for the project site.

General Plan Policies Implemented:

- The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B)

- The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)
- Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)

15. Drive-In Site – The City determined that a municipal boundary adjustment with Chula Vista would not be necessary. The proposed development of the site would be addressed through a joint powers agreement between the cities.

General Plan Policies Implemented:

- The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B)
- The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)
- Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)

16. Generations Project – Construction began in 2008 on this 498-unit senior housing facility with independent and assisted living units adjacent to Paradise Valley Hospital. The first phase of units is expected to be completed in 2009.

General Plan Policies Implemented:

- Efforts for strengthening the Paradise Valley Hospital and adjacent area as a regional center for health services will continue to receive the City's support. (VI.H.)

17. International Community Foundation – Tenant improvements were completed on one building in 2008, creating offices for the Foundation. Additional improvements are planned in 2009.

General Plan Policies Implemented:

- The City will continue to encourage and assist efforts for the preservation, maintenance and restoration of historically significant buildings and sites. (II.Y.)
- Continue to support historic preservation efforts. Update the list of important historic sites and incorporate it into a document separate from the General Plan. Revise the Land Use Code as necessary to refer to the list. (II.17.)

18. Foodland Façade Renovation Project – Construction was completed in 2008.

General Plan Policies Implemented:

- The improvement of existing signs will be encouraged by the City to help promote a more attractive street scene in National City's business districts. (II.U)
- Promote sign and facade improvement efforts in business districts and rehabilitation in residential neighborhoods; pursue funding resources for such activities, and provide technical assistance to property owners. (II.14.)
- Encourage actions to rehab older business districts; possibly reuse older buildings or replace them in order to accommodate new uses. (V.7.)

19. Citywide Transportation Plan – The draft plan was presented to Council, and staff was directed to complete the final plan, which is expected to be completed in 2009 and updated annually.

General Plan Policies Implemented:

- The City will work with Caltrans, SANDAG, MTDB and other responsible agencies to identify, plan and implement needed transportation improvements. (VI.N.)
- The City will conduct roadway construction projects which are identified as desirable to the overall circulation pattern. (VI.O.)
- The City will promote better transit services and encourage closer integration among the various transit systems, to provide convenient access to residential, employment and shopping areas of National City. (VI.P.)
- The City will identify and implement necessary and desired pedestrian improvements, with a special emphasis on providing safe access for schools, parks, shopping districts, and other appropriate facilities. (VI.R.)
- All transportation planning will recognize the priority for protecting the quality of life in National City's neighborhoods, and for minimizing any impact on schools, hospitals, rest homes and other sensitive facilities. (VI.U.)
- Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18.)

20. Bikeway Master Plan – The City participated with SANDAG in the planning and design of the Bayshore Bikeway. The City refined the master plan to meet Caltrans guidelines. Staff determined that additional funds would be needed to revise the master plan for adoption in coordination with SANDAG. The City will pursue potential funding sources, including grant funds.

General Plan Policies Implemented:

- The City will promote local bicycle usage and safety through public and private education and development activities. (VI.Q.)
- Obtain financing to implement provisions of the Local Coastal Program's Land Use Plan regarding circulation and access improvements within the Coastal Zones, including . . . development of a separate crossing for the Bay Route Bikeway over the Sweetwater Flood Channel. (VI.24.)
- Promote bicycle safety within the City, including educational activities and use of neighborhood streets rather than busy arteries. (VI.30.)

- Promote development within National City of local portions of the regional bicycle trail system, with emphasis on the Coastal Zone and the Sweetwater Flood Control Channel. (VI.32.)
- Study the potential to improve the safety and feasibility of bicycle transportation through the City in order to reduce automobile trips. Consider actions to encourage bicycle transportation to major activity centers, such as to Naval Station San Diego especially from Navy housing located just east of the City. This may affect Transportation and Circulation Program No. 24 (VI.23.), which calls for study regarding Plaza Boulevard improvements. (VI.33.)

21. Safe Routes to School – Phase I was completed in 2008. Public outreach and coordination with school districts and community stakeholders was conducted. The City will pursue grant funds for the ongoing project.

General Plan Policies Implemented:

- The City will work with Caltrans, SANDAG, MTDB and other responsible agencies to identify, plan and implement needed transportation improvements. (VI.N.)
- The City will identify and implement necessary and desired pedestrian improvements, with a special emphasis on providing safe access for schools, parks, shopping districts, and other appropriate facilities. (VI.R.)
- Obtain financing to implement provisions of the Local Coastal Program's Land Use Plan regarding circulation and access improvements within the Coastal Zones, including: Development of a separate crossing for the Bay Route Bikeway over the Sweetwater Flood Channel. (VI.24.)
- Promote bicycle safety within the City, including educational activities and use of neighborhood streets rather than busy arteries. (VI.30.)

22. National City Boulevard Streetscape Project – The 9<sup>th</sup> Street fountain plaza (Morgan Square) was completed in 2008.

General Plan Policies Implemented:

- Landscaping of public parkways will continue to be encouraged, through both private and public efforts. (II.Q.)
- The ongoing program of removing overhead utility wiring along major roadways and relocating them underground will be continued, financed by allocations from SDG&E, and as required as conditions of approval for new development. (IIT.)
- Conduct street landscaping and other beautification efforts. (II.13)
- Relocate overhead utility lines underground and remove utility poles along roadways. As much as possible, attempt to coordinate this work with other street and utility improvement projects. (II.15.)
- Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18)



23. 8th Street Utility Undergrounding Project – SDG&E completed the undergrounding of overhead utility lines between National City Boulevard and Highland Avenue.

General Plan Policies Implemented:

- The ongoing program of removing overhead utility wiring along major roadways and relocating them underground will be continued, financed by allocations from SDG&E, and as required as conditions of approval for new development. (II.T.)
- Relocate overhead utility lines underground and remove utility poles along roadways. As much as possible, attempt to coordinate this work with other street and utility improvement projects. (II.15.)

24. Plaza Boulevard Widening Project – Design engineering and right-of-way acquisition studies were completed. Potential funding sources for construction are continuing to be investigated.

General Plan Policies Implemented:

- Encourage appropriate architectural design and site plan review within specific areas of the City, including Plaza Boulevard (such as adopted for the north side of Plaza between I-805 and E. 12th Street). (II.16.)
- Conduct a corridor planning study for Plaza Boulevard, coordinating needs for parking, landscaping and overall site design in conjunction with street widening improvements addressed in Chapter VI. (II.21.)
- Plan and budget the following major roadway extension/improvement projects . . . widening of Plaza Boulevard to improve traffic flow through the City (VI.23)

25. Disaster Preparedness – The City conducted Disaster Service Worker Awareness Training for all employees to help respond to major emergencies or disasters; participated in a Table Top Exercise regarding a simulated catastrophic 7.8 magnitude earthquake on the southern portion of the San Andreas Fault; and activated the Emergency Operations Center (EOC) to participate in the Statewide Golden Guardian Exercise Series.

General Plan Policies Implemented:

- Maintain and improve the City's participation in regional planning for natural hazards, such as earthquakes and floods, and evaluate any new circumstances that may apply to National City. (III.1.)
- Strengthen disaster planning and training activities by City departments, and improve emergency coordination procedures with the County and other agencies. (VI.39.)
- The City will coordinate with the County and other agencies regarding disaster preparedness planning, to ensure the health and safety of residents during any emergency. (VI.W.)

26. Emergency Medical Care – The City entered into an agreement for the establishment of the Regional Cooperative Care Program (RCCP) to improve the quality of patient care delivered in San Diego County's Zone 4 through standardization of high quality training and establishment of unified quality assurance and improvement programs.

## General Plan Policies Implemented:

- Participate in regional planning efforts to ensure that quality emergency and pre-hospital medical care is available to National City residents. (VI.52.)
- Continue to evaluate the effectiveness of current emergency medical services available to the City, and consider the benefits and costs associated with any proposed service revisions. (VI.53.)

27. Fire Engines – The City installed mobile data computers on all fire engines to receive real-time dispatch information.

## General Plan Policies Implemented:

- Continue to implement improvements as necessary to maintain adequate fire protection. (VI.44.)

28. Fire Response Study – The City retained a consultant to prepare a fire response study. The study reviewed the adequacy of the existing deployment system from the current fire station locations, and based on that analysis and possible service area growth, proposed deployment enhancements to consider as funds allow.

## General Plan Policies Implemented:

- Continue to implement improvements as necessary to maintain adequate fire protection. (VI.44.)
- Fire safety programs and planning will be strengthened in National City, regarding development standards and fire protection services. (VI.AA.)

29. GIS Program – The SANDAG Series 12 land use inventory was completed, and an updated General Plan/Zoning Map was near completion in 2008.

## General Plan Policies Implemented:

- Monitor development and update the City's land use inventory for use in reviewing projects as well as zoning proposals. (II.23.)

30. Enterprise Zone – The City contracted with the Chamber of Commerce to administer this program for businesses assistance, tax incentives, and other benefits.

## General Plan Policies Implemented:

- Consider programs to attract new businesses and assist start up of small businesses. (V.2.)

31. Regional Participation – The City participated in SANDAG's regional planning efforts through various technical and policy committees, including the Series 12 growth forecasts, the development of Smart Growth Incentive Program policies and the delineation of Smart Growth areas.

## General Plan Policies Implemented:

- The City will cooperate with regional agencies in programs designed to reduce air and water pollution levels from all sources. (III.D.)
- The City will work with Caltrans, SANDAG, MTDB and other responsible agencies to identify, plan and implement needed transportation improvements. (VI.N.)
- Consult with regional agencies concerning methods to improve local transit services emphasizing coordination of services. (VI.27.)

32. Capital Improvements Program – The City adopted its annual CIP and continued to implement various projects.

## General Plan Policies Implemented:

- Promote funding and implementation of needed flood control and drainage improvements, as referenced in the Public Facilities chapter. (III.5.)
- The City will conduct roadway construction projects which are identified as desirable to the overall circulation pattern. (VI.O.)
- The City will identify and implement necessary and desired pedestrian improvements, with a special emphasis on providing safe access for schools, parks, shopping districts, and other appropriate facilities. (VI.R.)
- The City will maintain communication and coordinate planning with the appropriate public agencies for evaluation and improvement of the various public facility service systems (water, sewerage, drainage, street lighting, streets and highways and other utilities), to adequately serve existing and projected future development and maintain a high quality urban environment. (VI.GG.)
- The City will continue short-term and long-range planning efforts to identify needed capital improvements, secure sources of funding, and schedule development activities. (VI.JJ.)
- Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18.)
- Continue advance programming for sewer and storm drainage systems maintenance, repair and extension as needed. (VI.61.)
- Update the comprehensive drainage study completed for the City and monitor the need for drainage improvements. (VI.63.)

33. Street Paving Program – The City completed three phases of a major city-wide paving program, which included over \$8 million in resurfacing and slurry sealing throughout the community.

## General Plan Policies Implemented:

- The City will continue short-term and long-range planning efforts to identify needed capital improvements, secure sources of funding, and schedule development activities. (VI.JJ.)

- Continue to monitor and evaluate the basic systems serving National City (including electricity, phones, roads, water, sewerage, drainage), in cooperation with regional operating and planning agencies, to identify current deficiencies and areas requiring expansion in light of projected future growth. Develop additional capital improvement efforts as necessary. (VI.54.)
- Using the results of available deficiency studies, and additional surveys as needed, implement a street and sidewalk repair program based on severity of need and priority of use. (VI.60.)

34. Branding Program – The implementation of the citywide branding program was completed in 2008 and included a new City website and signage program.

General Plan Policies Implemented:

- Major entry points to National City will be beautified by well-designed landscaping and signage, relying on both private efforts and public resources, in order to promote civic pride and reinforce community identity. (II.P.)
- Promote private and public efforts to provide special landscaping and signage treatment at major entry points to National City, and along the City's public ways. Such special beautification efforts should be applied at each existing and proposed interchange of I-5, I-805 and Route 54 located in the City, as well as at roadways entering the City from adjacent communities. (II.11.)

35. Community Benefit Loan Program – The City contracted with the Chamber of Commerce to administer this forgivable loan program for businesses improvement projects within the redevelopment project area. Ten loan applications were processed and eight were approved in 2008.

General Plan Policies Implemented:

- Promote sign and facade improvement efforts in business districts and rehabilitation in residential neighborhoods; pursue funding resources for such activities, and provide technical assistance to property owners. (II.14.)
- The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B.)
- The City will support programs to minimize vacancies while maintaining or expanding the amount of retail space in the City. (V.L.)
- Consider programs to attract new businesses and assist start up of small businesses. (V.2.)
- Encourage actions to rehab older business districts; possibly reuse older buildings or replace them in order to accommodate new uses. (V.7.)
- Continue other Redevelopment efforts to attract new industrial, office and commercial development to National City. (V.12.)

36. Student Community Development Pilot Project – The project was completed in June of 2008. The project included renovations to the pedestrian bridge, the planting of several full-size elm trees, and a student art project on the sidewalk leading into the park.

General Plan Policies Implemented:

- The City will encourage greater citizen input into the planning process, involving residents from all ethnic groups. (II.AA.)

37. National City Week – The City conducted a week-long festival of community activities, programs, workshops, presentations, concerts, and other events to showcase and celebrate the community assets, amenities, and new improvements.

General Plan Policies Implemented:

- The City will encourage greater citizen input into the planning process, involving residents from all ethnic groups. (II.AA.)
- Encourage promotions to attract or increase the retail viability in the City. (V.10.)

38. Parks Facilities Remodeling and Renovation Project – The City completed various capital improvements of existing parks including the Arts Center renovation, park furniture installations, mature tree plantings, painting of buildings, and a new skate park installation.

General Plan Policies Implemented:

- National City will work to improve the quality and availability of recreation resources for its residents through the maintenance and upgrading of existing parks, the strengthening of recreation programs, and the increased utilization of school recreation facilities. (VI.A.)
- Implement a comprehensive improvement effort for National City's existing public parks, addressing both maintenance of existing and installation of new recreation facilities, and expansion of recreation programs. (VI.1.)

